

RE: BID Maintenance Agreements - Broadway

Subject: RE: BID Maintenance Agreements - Broadway
From: Suzanne Holley <D\LABIDOU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPOLT)\CN=RECPENTS\CN=SUZANNE HOLLEYS16>
Date: 06/24/2016 02:02 PM
To: Jessica Washington-McLean <jessica.washington@cityoflosangeles.org>
CC: Blair Besten <blair@historiccore.biz>, Julie Amaya <julie.amaya@cityoflosangeles.org>, Pauline Chan <pauline.chan@cityoflosangeles.org>, Valerie Watson <valerie.watson@cityoflosangeles.org>, Rena Leddy <rena@fashiondistrict.org>, Brian Rabin <BRabin@downtownta.com>

My notes indicate that that reason that the BIDs were willing to sign was that there were outstanding contract terms to address.Â These are listed on the attached. Â To my knowledge these items have not been finalized. Â I am happy to work through them with you so that the CDDB may execute.

Thank you.

Suzanne Holley
Vice President & Chief Operating Officer
DCBID-LOCK

Downtown Center Business Improvement District
428 Westlake Blvd., Ste. 200, Los Angeles, CA 90017
Tel: 213.624.6124 Fax: 213.624.6125
Web: downtownla.com
Downtown Center Business Improvement District

From: Jessica Washington-McLean [mailto:jessica.washington@cityoflosangeles.org]
Sent: Friday, June 24, 2016 4:57 PM
To: Rena Leddy
Cc: Blair Besten; Suzanne Holley; Julie Amaya; Pauline Chan; Valerie Watson
Subject: Re: BID Maintenance Agreements - Broadway
GREAT! Let's just get it done. Thanks, Rena!

Image removed by sender. Jessica Washington-McLean
Executive Director, Strategic Back Broadway
Director, Downtown Economic Development
Office of City Councilmember Jacki Hainz
200 N. Spring Street #603, Los Angeles, CA 90012
jessica.washington@cityoflosangeles.org | 213.475.7014
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On Fri, Jun 24, 2016 at 1:05 PM, Rena Leddy <rena@fashiondistrict.org> wrote:
Hi Jessica,

This is great. Here's some additional information: We spoke to Valerie Watson at DOT on Wednesday morning. We did not know that there was a belief that the BIDs wanted to enter the agreements simultaneously. We do not want to do that. We want to finalize our agreement and get paid! But, that is because we only have a few areas to maintain (Julie Hainz's Care who has the bulk of the areas). We are ready to sign the contract.

I can immediately make the meeting and all confirm when we get done.

Thanks!
Rena

From: Jessica Washington-McLean [mailto:jessica.washington@cityoflosangeles.org]
Sent: Friday, June 24, 2016 4:57 PM
To: Rena Leddy <rena@fashiondistrict.org>; Blair Besten <blair@historiccore.biz>; Suzanne Holley <sholley@downtownla.com>; Julie Amaya <julie.amaya@cityoflosangeles.org>; Pauline Chan <pauline.chan@cityoflosangeles.org>; Valerie Watson <valerie.watson@cityoflosangeles.org>
Subject: RE: BID Maintenance Agreements - Broadway

Hi Jessica,

It's come to my attention that the BID Maintenance Agreements for the Broadway project are still not completed, so no one is being paid for maintenance. (?)

I would like to set a meeting to go over where things stand, and hopefully resolve this long-standing process. I really appreciate the BIDs willingness to handle and be paid for maintenance, and I apologize - I thought this all was resolved.

I understand once the BIDs agree to the overall terms, then LADOT's Contract Administrator will finalize rights up the language before all parties sign, including City App.

Please, to make sure the BIDs want to enter the agreements (individually), but we want to move this forward, so we will finalize contracts with each BID while making any remaining issues with the others, since the other way has taken, literally, years.

After making a table with the BIDs who do not have agreements, we will give everyone enough time to do all the previously discussed agreements, which you can make on any terms that were being kept from being signed, and by to work it out as quickly as possible with the LADOT staff before the meeting, so when we meet it can be as quick, positive and productive as possible.

Please, by all means, let me know how I might be able to help with that. Please reply to me directly. If you have no issues with the previously proposed contract - great!

Again, we really appreciate your collaboration and for any this hasn't been brought to the table has much much mean.

THANK YOU!

Jessica

Image removed by sender. Jessica Washington-McLean
Executive Director, Strategic Back Broadway
Director, Downtown Economic Development
Office of City Councilmember Jacki Hainz
200 N. Spring Street #603, Los Angeles, CA 90012
jessica.washington@cityoflosangeles.org | 213.475.7014
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-----Outlook only-----

Subject: RE: Planter Fill and Plant Palette & Contract
From: Suzanne Holley <D\LABIDOU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPOLT)\CN=RECPENTS\CN=SUZANNE HOLLEYS16>
Date: 06/23/2016 06:13 PM
To: Julie Amaya <julie.amaya@cityoflosangeles.org>
CC: Pauline Chan <pauline.chan@cityoflosangeles.org>, Valerie Watson <valerie.watson@cityoflosangeles.org>, Kent Smith <kent@fashiondistrict.org>, Blair Besten <blair@historiccore.biz>, Ken Nakano <knakano@downtownta.com>

Julie,

Am following up on your request that materials that was discussed at the 6/23/16 meeting with the CDDB as far as the contract terms that needed to be reviewed.Â

With regards to the contract the following items need to be addressed:

- Show this clearly in the contract if the application methodology through the city listed in Letter 2/17/15 email attached) is to replace what is currently included (that would be the preference)
- Items 3 is not discussed at our 6/23 meeting that it should be clarified that the BIDs would not be responsible for any damage due to events
- The parties to the contract should meet the specification before either what is currently included
- Definitions & W&E items be addressed with an item to better get clarification to the attached email dated 5/27/15?
- Labor Costs in the BIDs are to provide additional costs for the CDDB will do not have contribution of how the city minimum wage increase will impact on City's payroll may affect not to take the exception) I have should this be addressed to the contract?

Kent & Blair - please jump if you think there is anything that line missed.

Thanks all.

Suzanne

http://www.downtownla.com
Suzanne Holley
Vice President & Chief Operating Officer
Downtown Center Business Improvement District
428 Westlake Blvd., Ste. 200, Los Angeles, CA 90017
Tel: 213.624.6124 Fax: 213.624.6125
Web: downtownla.com
Downtown Center Business Improvement District

From: Julie Amaya [mailto:julie.amaya@cityoflosangeles.org]
Sent: Wednesday, September 22, 2015 2:04 PM
To: Suzanne Holley; Ken Nakano
Cc: Pauline Chan; Valerie Watson
Subject: Planter Fill and Plant Palette

Hi Suzanne and Ken,

It was a pleasure meeting with you this morning before you will that the Planter Fill and Plant Palette for Broadway.

Thank!

Planner Fill Specifications
Light weight filling soil
Soil
Sump with filter drain rock and drain cap
Filter fabric ball
Fill from 0.8 yard to each 0.8 yard of soil
Height when filled: 10" to 12"

Plant Materials

Two patterns used for each

Planted plants - Variety drought-tolerant species - use Westland line as a comparison, with other species planted in groupings around the periphery of the plot

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RE: BID Maintenance Agreements - Broadway

We would suggest that some of these deficiencies should be corrected before the formal responsibility is taken on by the Fashion District BID. Other deficiencies could be acknowledged in a separate letter to remain in an as-is condition on takeover. This might be best coordinated with my BID colleagues in Historic Downtown & Downtown Center BIDs so we take the same approach with each deficiency listed above.

Please contact us with some ideas for the final inspection.

Thank you.

Kent Smith,
LA Fashion District BID
1215 W 8th Street, 4th Fl
Los Angeles, CA 90017
(213) 698-1155 ext. 712
kent@fashiondistrict.org

From: Julie Amaya (mailto:julie.amaya@lacty.org)
Sent: Tuesday, May 26, 2015 3:44 AM
To: Kent Smith; "Blair Bester" (blair@hdtbid.com); Suzanne Holley
Cc: Pauline Chan
Subject: Re: Update, BID agreement for your consideration - Broadway Dress Rehearsal

Hi Kent, Blair, Suzanne

This was formerly forwarded on March 13, 2015 and we are agreeable to executing if you are. If you have any changes or comments please let us know by June 15, 2015.

Thank you!

|

-----ForwardedMessage-----

Subject: Re: Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal
From: Lan Nguyen <lan.nguyen@lacty.org>
Date: 03/17/2015, 12:23 PM
Re: Suzanne Holley <sholley@downstreetla.com>
CC: Kent Smith <kent@fashiondistrict.org>; "Blair Bester" (blair@hdtbid.com) <blair@hdtbid.com>; "Pauline (H) Chan" <pauline.chan@lacty.org>; Julie Amaya <julie.amaya@lacty.org>

Herewith please find documents and files per your request.

Attachment:
Kent This file is identical to that sent earlier except signatures updated due to City personnel changes.

Suzanne and Blair - Yours is identical to Kent's. I am sorry for the formatting difference so the pagination is different between yours and Kent's but rest assured, it's 100% identical except for the compensation. Again, I need you to look at the compensation in light of the potential LROs. If it does not apply ad if it does apply so we can set aside the correct amount.

Disinfectant
I do not know when the disinfectant granule will be removed (KENT?) but I do think work will commence, and finish, by the end of the year if all goes well so we don't run into the holiday construction season, and also adversely impact your businesses in any way during busy shopping peaks. The surface treatment that will follow is what we place on the BASE of the crosswalks that you see in black. It's called "Disinfectant." It is a concrete polymer that is thin but very strong that can be applied in a thin coat to match almost any pigment. It is liquid so it fills in cracks but hardens to concrete. It has been able to withstand car traffic thus far on Broadway (again, the black stripes.) Please see pics attached for both the tire and pattern which will be applied. There are two colors shown in the sample, gold and brown. The final color will be a composite of those that have performed best in the field test. If you wish to see the test patch, they are on the east side across from Grand Central Market at midblock.

Furniture
As for the maintenance of the furniture, I am very happy to use a file that has the associated agreements with the existing bids. We did it in this way: it's an "application" and the bids "wear" the right as long as they abide by the rules, which they signed. It expires in July 2015. I can self renew those if you wish so it can last through 2016 should you want, or do the same "contract" and you can extend the furniture, or in this case, approve the cover for having furniture bids. I only could find 2 covered in my file, but you got the picture. Add to our office can try to locate and can be the others to you should you need it.

On Mon, Mar 16, 2015 at 4:44 PM, Lan Nguyen <lan.nguyen@lacty.org> wrote:
Great questions. I will answer them around noon tomorrow when I stop by my office to forward you some of the material that's at work.

Lan [626-712-3205](tel:626-712-3205)

On Mar 16, 2015, at 4:39 PM, Suzanne Holley <sholley@downstreetla.com> wrote:

| Thank you Lan.

| I have spoken with Kent and Blair and we will review the contract and meet back with any comments or questions. In the interim, can you:

| - forward the district quarterly contracts for the 2016 year?

| - provide strong on when the disinfectant granule will be removed and let us know what, if any, surface treatment will follow that removal?

| - advise what agreements have been associated directly with property owners with regards to the maintenance of the furniture?

From: Lan Nguyen [<mailto:lan.nguyen@lacty.org>] **Sent:** Friday, March 13, 2015 4:39 PM
To: Kent Smith; "Blair Bester" (blair@hdtbid.com); Suzanne Holley
Cc: Pauline (H) Chan; Julie Amaya
Subject: Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal

Dear Kent, Blair and Suzanne -

First I want to thank all 3 of you for your immense patience during this time.

WATERING
I want to apologize for not reaching out earlier to tell you that the contractor stopped watering on 2/1/15 in anticipation of the BIDs taking over maintenance. Because we have not yet executed an agreement yet, this matter fell through the cracks for the past 45 days and I WANT TO THANK 1 - KENT from FBHD for responding to my call and immediately saying he would water his garden until we can meet to finalize the agreement; and 2 - KENTTO of Grand Central Market for taking care of watering the planters from 3rd to 4th until Suzanne can execute their agreement.

Blair- At this time, may I ask if you can think of how to reach out to the areas covered by your BID to help me implement an immediate watering fix of the planters since they really look parched -> **Thank you for helping bridge this gap until we can execute your agreement asap.**

MAINTENANCE AGREEMENT
Herewith please find a draft of the Agreement specific to FBHD and incorporate your final comments from last year. The only changes are minor personnel changes. Other changes are highlighted in red so it would jump right out at you, and I'd be happy to explain my thinking... basically we are going to remove the surface soon, YOU WILL BE APPRISED IN A TIMELY MANNER, so your contract may be cut short during that time, but you'll know about it well in advance so you'd do no work during the construction period. (I'm only extending Kent's but the other 2 BIDs' agreements are identical.)

The respective parts in purple, and the compensation, are the only things that will be different among the 3 agreements.

COMPENSATION
The compensation amount highlighted in green in the agreement is residual language from the last agreement. It will be modified to reflect the cost figures associated with the possible requirement of City Living Wage provisions so do not worry about that either.

PROPOSED MAINTENANCE AGREEMENT TIMELINE
3/13/15 - Email draft for consideration

by 3/20/15 - Walk through project with each respective BID in their areas, receive their concerns and modify Agreement, if needed, and process BID signatures.

Week of 3/23/15 - Get CITY signatures by 3/31/15

4/1/15 - Fully executed agreement in effect.

THANK YOU ALL and please let me know if your discomfort in any way. I am just finishing up work previously started and did not add anything extra

-----End Patchwork Text (PWT)-----





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RE: BID Maintenance Agreements - Broadway

image002.png	
image003.png	
image004.png	
image005.png	
Attachments	
--WRD129.jpg	823 bytes
Planter fit and Plant Palette.eml	17.7 MB
image001.jpg	359 bytes
Re- Update, BID agreement for your consideration- Broadway Dress Rehearsal.eml	54.0 KB
Update, BID agreement for your consideration, and upcoming timeline - Broadway Dress Rehearsal.eml	17.6 MB
DCBID, Bdway Dress Rehearsal Maint 3.25.15.docx	73.5 KB
FCBID, Bdway Dress Rehearsal Maint 3.25.15.docx	71.5 KB
HDBID, Bdway Dress Rehearsal Maint 3.25.15.docx	73.6 KB
1-Item Patches Test.JPG	2.9 MB
2-Brown Test.JPG	3.3 MB
3-Gold Test.JPG	3.3 MB
Furniture Kit Agreement 2014 July 2-Blank.pdf	262 KB
Furniture Kit Agreement - all 3.pdf	71.7 KB
SPedProgram-Kit Applicant certs.pdf	2.3 MB
image002.gif	4.0 KB
image003.gif	710 bytes
image004.gif	474 bytes
image005.gif	721 bytes
image006.gif	718 bytes
image007.jpg	359 bytes
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